

Florence Firestone Community Plan  
Land Use and Zoning Primer  
September 22, 2012

Land Use

Definition:

Land use includes where certain types of development can occur, how dense development can be, and how various uses are located in relation to one another. Land use designations provide broad parameters for the type(s) of development that are most appropriate for each parcel based on a combination of factors, including: the existing use, natural characteristics of the land, surrounding uses, prevailing development patterns, community priorities and the vision. Land use policies can encourage growth, preservation or maintenance, depending on the most suitable mix of uses. Land use designations can be changed with a General Plan amendment.

Conversion:

The first step in proposing new land use designations for properties in Florence Firestone was to convert the existing categories, as determined by the current (1980) County of Los Angeles General Plan, into new categories, as provided for in the Draft General Plan Update (2012). The density ranges, measured in dwelling units per acre (dua), for the residential categories converted as follows: **U3** (6.1-12 dua) to **H9** (0-9 dua); **U4** (12.1-22 dua) to **H18** (9-18 dua); and, **U5** (22.1-35 dua) to **H30** (18-30 dua).

New Legend:

The following land use legend is a Florence-Firestone-specific version of a more comprehensive legend that was developed as part of the General Plan Update. Through the General Plan Update, this new legend is currently being applied to all unincorporated communities in LA County.

Land Use Legend for Florence Firestone Community Plan (2012)

Land Use	Code	Density or Floor Area Ration (FAR)	Purpose
RESIDENTIAL			
Residential 9	H9	0–9 du/net ac	Single family residences.
Residential 18	H18	0–18 du/net ac	Transitional single family and small scale multifamily residences, including duplexes, triplexes, fourplexes, rowhouses, small lot subdivisions, and townhomes.
Residential 30	H30	0–30 du/net ac	Medium scale, multifamily residences, and single family residences.
COMMERCIAL			
General Commercial	CG	Residential: 0-50 du/net ac Commercial: Maximum FAR 1.0 Mixed Use: 0-50 du/net ac and FAR 1.0	Local serving commercial uses, such as retail sales, restaurants, personal services, and small professional office complexes; single family and multifamily residences; and residential and commercial mixed uses.
MIXED USE			
Mixed Use	MU	Residential: 0-150 du/net ac Commercial: Maximum FAR 3.0 Mixed Use: 0-150 du/net ac and FAR 3.0	Pedestrian friendly and community serving uses that encourage walking, bicycling, and transit use. Commercial, residential and commercial mixed uses, multifamily residences, and limited light industrial uses.
INDUSTRIAL			
Light Industrial	IL	Maximum FAR: 1.0	Light industrial uses, such as industrial park activities, warehouses, distribution, assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or processing of materials, printing, commercial laundry, photographic film processing, vehicle repair garages, building maintenance shops, metal work, millwork, and cabinetry work.
Heavy Industrial	IH	Maximum FAR: 1.0	Heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities.
PUBLIC AND SEMI PUBLIC			
Public and Semi Public	P	Maximum FAR: 3.0	Public and semi public facilities and community serving uses, including: public buildings and campuses, schools, hospitals, cemeteries, government buildings, and fairgrounds. Airports and other major transportation facilities. Major facilities, including landfills, solid and liquid waste disposal sites, multiple use storm water treatment facilities, and major utilities. In the event that the public use of mapped facilities is terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, and consistent with the intent of overall Plan objectives, are permitted.

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Land Use	Code	Density or Floor Area Ration (FAR)	Purpose
OPEN SPACE			
Parks and Recreation	OS-PR	N/A	Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.
OVERLAYS			
Transit Oriented District	TOD	N/A	Pedestrian friendly and community serving uses near transit stops that encourage walking, bicycling, and transit use.
Employment Protection District	EPD	N/A	Economically viable industrial and employment rich lands with policies to protect these areas from the conversion to non industrial uses.

Zoning

Definition:

Zoning distinguishes one area from adjacent areas based on distinctive features or characteristics. Zoning includes provisions on the allowable uses within each zone, necessary permits, and other development standards. The Los Angeles County Zoning Ordinance, also known as Title 22 of the Los Angeles County Code of Ordinances, regulates development on all land in the unincorporated areas of the County.

Community Standards District:

The Florence-Firestone Community Standards District (CSD), which was adopted in 2004, includes development standards to improve the appearance of the community and compatibility between residential uses and neighboring industrial uses. The CSD is part of Title 22 and applies only within Florence-Firestone. An update to the CSD is currently underway to provide greater clarity.

Zoning Consistency:

In California, zoning is required to be consistent with land use. The following matrix from the Draft Florence Firestone Community Plan shall be utilized within Florence Firestone to ensure that zoning is consistent with the Plan’s land use designations. In addition to the Primary Consistent Zones displayed below, alternate zoning designations may be considered but must be reviewed on a case-by-case basis, and must be consistent with the overall intent of the land use designation, as determined by the Regional Planning Commission.

Land Use and Zoning Consistency Matrix

Land Use Designation			Primary Consistent Zones	
RESIDENTIAL	H9	Residential 9	R-1	Single-Family Residence
			R-A	Residential Agriculture
			RPD	Residential Planned Development
	H18	Residential 18	R-1	Single-Family Residence
			R-2	Two-Family Residence
			R-3	Limited Multiple Residence
			R-4	Unlimited Residence
			RPD	Residential Planned Development
	H30	Residential 30	R-2	Two-Family Residence
			R-3	Limited Multiple Residence
			R-4	Unlimited Residence
			RPD	Residential Planned Development
COMMERCIAL	CG	General Commercial	C-1	Restricted Business
			C-2	Neighborhood Commercial
			C-3	Unlimited Commercial
			C-M	Commercial Manufacturing
			CPD	Commercial Planned Development
MIXED USE	MU	Mixed Use	R-2	Two-Family Residence
			R-3	Limited Multiple Residence
			R-4	Unlimited Multiple Residence
			C-2	Neighborhood Commercial
			C-3	Unlimited Commercial
			MXD	Mixed Use Development
INDUSTRIAL	IL	Light Industrial	M-1	Light Manufacturing
			MPD	Manufacturing Industrial Planned Development
	IH	Heavy Industrial	M-1	Light Manufacturing
			M-1.5	Restricted Heavy Manufacturing
			M-2	Heavy Manufacturing
PUBLIC / SEMI PUBLIC	P	Public and Semi Public	All	
			All	
OPEN SPACE	OS-PR	Open Space - Parks and Rec	O-S	Open Space

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